



**Town of Walpole  
Commonwealth of Massachusetts  
Zoning Board of Appeals**

Matthew Zuker, Chairman  
Craig W. Hiltz, Vice Chair  
Robert Fitzgerald, Clerk  
Mary Jane Coffey, Member  
Susanne Murphy, Member  
John Lee, Associate Member

**DECISION – WALPOLE ZONING BOARD OF APPEALS CASE NO. 13-18**

**APPLICANT  
Kieran Kennedy**

**LOCATION OF PROPERTY INVOLVED  
380 Washington Street  
Walpole Assessors Map: 27; Lot 66, Zoning District RB.**

**APPLICATION**

A **Special Permit** pursuant to Section 9.4.A of the Zoning By-Laws to allow a deck to be built in place of where a carport had been within three feet (3') of the side lot line.

On June 6, 2018 a Public Hearing was held in the Main Meeting Room of Town Hall for the purpose of receiving information and voting upon a decision as to the granting of the Special Permit requested.

The following members were present and voting:

Matthew Zuker, Chairman  
Craig Hiltz, Vice Chairman  
Susanne Murphy, Member  
John Lee, Associate Member

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A motion was made by Murphy, seconded by Hiltz, to grant a **Special Permit** under Section 9.4.A of the Zoning By-Laws to allow a deck to be built on an existing concrete pad where a carport had been previously situated, that was taken down for being in poor condition, at 380 Washington Street, Walpole, Ma.

The vote was **(4-0-0) in favor** (Zuker, Hiltz, Murphy and Lee voting); therefore the application for a **Special Permit** is hereby **granted, subject to the following conditions:**

**CONDITIONS:**

1. The proposed deck shall be constructed according to the plans submitted at the public hearing on June 6, 2018, by Antonio Land Surveyors, Inc., 31 Ledgebrook Avenue, Stoughton, MA 02072.

135 School Street, Walpole, MA 02081

2. There shall be no 'cone of light' from the proposed deck shining beyond the Applicants property.

### **REASONS FOR DECISION**

As part of this finding, the Board hereby makes specific findings pursuant to Section 9.4.A of the Zoning Bylaw and M.G.L. Chapter 40A, Section 6, Paragraph 1 that:

The Board finds that the proposed 12' x 20' deck off the rear of the existing single-family dwelling meets the requirements of Section 9.4.A. of the Zoning Bylaw. The proposed construction of the deck will not increase the nonconforming nature of the structure because the deck will be constructed on the same (existing) concrete footprint as the previously constructed carport. The nature of the proposed single-family use will remain unchanged. Based on these factors, the Board finds that the proposed deck will not be substantially more detrimental to the neighborhood than the previously existing structure and use. The proposed construction of a deck for the single-family residential dwelling is reasonable and appropriate within this residential area.

### **FURTHER FINDINGS**

It is the finding of the Board that the applicant was able to meet the requirements of Section 2.2.B of the Zoning Bylaws, which requires that:

***(1) Prior to granting a special permit, the SPGA shall make a finding and determination that the proposed use, building, structure, sign, parking facility or other activity which is the subject of the application for the special permit:***

***(a) Does and shall comply with such criteria or standards as shall be set forth in in the section of this Bylaw which refers to the granting of the requested special permit;***

As detailed herein, the proposed deck complies with the provisions of Section 9.4.A. of the Zoning Bylaw, thus this criterion is met.

***(b) Shall not have vehicular and pedestrian traffic of a type and quantity so as to adversely affect the immediate neighborhood;***

The Board finds that the proposed deck will not significantly increase vehicular or pedestrian traffic, as the number of occupants in the house will remain unchanged, this requirement is therefore met.

***(c) Shall not have a number of residents, employees, customers, or visitors so as to adversely affect the immediate neighborhood;***

The Board finds that the proposed deck will not result in an increase in the number of residents or visitors that would adversely affect the immediate neighborhood (employees and customers do not apply to this residential site) and this requirement is therefore met.

- (d) Shall comply with the dimensional requirements applicable to zoning district in which the premises is located, including, without limitation, the applicable lot coverage and buffer zone requirements in Section 5-G;***

This decision allows the structure to be three feet (3') from the side lot line. There are no buffer zone requirements associated with this use.

- (e) Shall not be dangerous to the immediate neighborhood of the premises through fire, explosion, emission of wastes, or other causes;***

The Board finds that single family residential uses are not known to be dangerous due to fire, explosion, emission of wastes, or other causes. As such, the Board finds that this criterion is met.

- (f) Shall not create such noise, vibration, dust, heat, smoke, fumes, odor, glare or other nuisance or serious hazard so as to adversely affect the immediate neighborhood;***

The Board finds the new deck will not create more substantial noise, vibration, dust, heat, smoke, fumes, odor, glare or other nuisance so as to adversely affect the immediate neighborhood. As such, the Board finds that this criterion is met.

- (g) Shall not adversely effect the character of the immediate neighborhood; and***

The Board finds that the property lies within an existing single-family residential neighborhood and that the proposed deck is reasonable for the neighborhood. It is noted that there was no opposition and the two (2) abutting properties submitted letters of support at the public hearing. Lastly, the design of the proposed deck will stay within the footprint of the previously existing carport creating no detriment to the neighborhood. The Board therefore finds that this criterion is met.

- (h) Shall not be incompatible with the purpose of the zoning Bylaw or the purpose of the zoning district in which the premises is located.***

The Board finds that the proposed deck is appropriate for the RB Zoning District, where single-family residential uses are allowed by right. As such, the Board finds that this criterion is met

\* \* \* \* \*

**Consistency: This decision is consistent with purpose and intent of the Zoning Bylaw.**

**The grant of relief under this decision is limited to the relief expressly granted hereunder; and any other relief sought is hereby denied.**

\* \* \* \* \*

Said Special Permit is granted pursuant to Massachusetts General Laws c. 40A, s.9 which provides in pertinent part as follows:

*"...special permits granted under this section shall lapse within a specified period of time, not more than two years, which shall not include such time required to pursue or await the determination of an appeal referred to in section seventeen, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause or, in the case of permit for construction, if construction has not begun by such date except for good cause."*

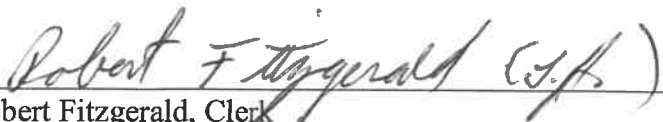
Massachusetts General Laws c. 40A, s. 11. provides in pertinent part as follows:

*"A special permit, or any extension, modification or renewal thereof, shall not take effect until a copy of the decision bearing the certification of the city or town clerk that 20 days have elapsed after the decision has been filed in the office of the city or town clerk and either that no appeal has been filed or the appeal has been filed within such time, or if it is a special permit which has been approved by reason of the failure of the permit granting authority or special permit granting authority to act thereon within the time prescribed, a copy of the application for the special permit-accompanied by the certification of the city or town clerk stating the fact that the permit granting authority or special permit granting authority failed to act within the time prescribed, and whether or not an appeal has been filed within that time, and that the grant of the application resulting from the failure to act has become final, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This section shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the 6 month periods provided under the second paragraph of section 6. The fee for recording or registering shall be paid by the owner or applicant."*

**MASSACHUSETTS GENERAL LAWS c. 40A, s. 15 PROVIDES THAT APPEALS FROM A DECISION OF A BOARD OF APPEALS SHALL BE MADE PURSUANT TO SECTION 17 OF c 40A AND SHALL BE FILED WITHIN TWENTY DAYS AFTER THE DATE OF FILING OF THE NOTICE OF DECISION IN THE OFFICE OF THE CITY OR TOWN CLERK.**

**WALPOLE ZONING BOARD OF APPEALS**

135 School Street, Walpole, MA 02081

  
Robert Fitzgerald, Clerk

cc: Town Clerk  
Engineering  
Planning Board  
Abutters  
Board of Selectmen  
Building Inspector  
Conservation Commission  
Applicant

This decision was made on June 6, 2018 and filed with the Town Clerk on June 18, 2018.

RF/am